

**BOARD OF ASSESSMENT APPEALS
MINUTES
MARCH 15, 2014
SALEM TOWN HALL, CONFERENCE ROOM 2**

Members Present: Robert Green, Frank Abetti, Diane Woronik

Meeting called to order at 9:00 AM by Robert Green.

The following is the list of appellants and appointment times:

9:00 AM	Penny Socha	82 Pine Street, Plantsville, CT 06479	860-463-4756
	List Number: 492089	2007 Zinger RV	

Penny Socha was sworn in by R. Green.

Appellant claim:

- Year of trailer on paperwork, 25% late assessment late fee

The appellant submitted paperwork showing the year of the trailer and that the personal property paperwork had been faxed to the Assessor's office before the deadline.

R. Green will speak with the Assessor for determination of the claim.

The Appellant will be notified by mail of the Board's decision.

9:15 AM	Sue Coffee	10 Saunder Rd. Old Lyme, CT 06371	860-434-5641
	List Number: 492100	2001 35' Gulfstream	

Sue Coffee was sworn in by R. Green.

Appellant claim:

- High assessment of trailer due to the condition.

Appellant informed the Board she purchased the trailer two years ago for \$1500. Ms. Coffee submitted pictures to show the damage inside of the trailer. She claims the value is \$1500.

Board Decision:

The Board changed the value to the low retail value of the trailer. The amount of the late penalty will be adjusted due to the new value.

The Appellant will be notified by mail of the Board's decision.

9:30 AM Marcia Pella 31 West Town St. Norwich, CT 06360 860-3346761
Camper

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

9:45 AM Ted Zito/Salem Center LLC
134 Boston Post Road Old Saybrook, CT 06475 860-388-2113
List Number: 1632 24 Hartford Rd.

Ted Zito was sworn in by R. Green.

Appellant claim:

- High assessment of building.

The Appellant questioned as of what date the value of the building is taken. Mr. Zito's understanding is the value would have been as of the 2011 revaluation.

R. Green informed the Mr. Zito the value would have been from the state of the building as of the Grand List on October 1, 2013. The property card shows the building at 77% complete.

Mr. Zito showed comparable from the neighboring buildings along with figures per square footage.

Board Decision: Board members will meet with Mr. Zito at the property to assess the property and the Appellant will be notified by mail of the Board's decision.

10:00 AM Ted Zito/Salem Center LLC
134 Boston Post Road Old Saybrook, CT 06475 860-388-2113
List Number: 1631 15 Center Street

Appellant claim:

- High assessment of building.

Mr. Zito informed the Board the building is just a "shell"; it is not complete. There is no electrical or plumbing.

The Board reviewed the property card and noted there are discrepancies on the property.

Board Decision: Board members will meet with Mr. Zito at the property to assess the property. The Appellant will be notified by mail of the Board's decision.

10:15 AM Dennis Bok, B & D Realty 860-966-9363
660 Center St. Manchester, CT 06040
List Number: 654 1 New London Road

Dennis Bok was sworn in by R. Green

Appellant claim:

- Building on corner that was taken by the State of Connecticut for eminent domain is still being assessed.
- Wetland area on property
- Assessment on property

The appellant stated in October 2010 the state took possession of the corner building and tore it down. Taxes are still being charged.

The lot size is 20.6 acres, only 2.75 is usable. The unusable land should be labeled as wetlands with a reduction in assessed value.

Due to the State road work and the round-about; Mr. Bok stated it has decreased the value of the property. The State removed one entrance to the parking lot and the septic restrictions on the property reduce the interest in business renters.

The building that was demolished; verification will have to be done as of the date the State had possession of the property. It may also affect the total acreage of the property. Discussion took place on the wetlands and that research will need to be done to verify on a site map.

The Appellant will be notified by mail of the Board's decision

10:30 PM Rebecca Tisdale 19355 Cypress Ridge Terr. #110, Leesburg, VA 20176
703-964-4802 List Number: 793 36 Round Hill Road

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

10:45 AM Thomas & Bonita Kirby 13247 Oak Hill Loop, Ft. Myers, FL 33912
List Number: 400579 IF 170 Montana 335RLBS Camper

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

11:00 AM Tracy Butterworth 18 Syleo Lane, Salem, CT 06420 860-334-7358
List Number: 2218

The appellant did not attend the hearing.

Board Decision: No change will be made to the assessment.
The Appellant will be notified by mail of the Board's decision.

11:15 AM Li Ping Chanaphay 73C Horse Pond Rd, Salem, CT 06420 860-859-9264
List Number: 1698 73C Horse Pond Rd (Condo)

Li Ping Chanaphay was sworn in by R. Green.

Appellant claim:

- Assessment too high for condo.

The appellant submitted comparibles of other condo recent market values the complex. The Board took the average amount of 3 similar condos $\$41627 \times .7 = \$29,140$ for the new assessed value.

The Appellant will be notified by mail of the Board's decision.

11:30 AM James Gildart 109 Emerald Glen Ln, Salem, CT 06420 860-949-8122
List Number: 42019 109 Emerald Glen Ln.

James Gildart was sworn in by R. Green

Appellant claim:

- Assessed value of home too high

The appellant submitted comparables of houses that sold in the area prior to January 2012. Mr. Gildart claims the value of his home is approximately \$400,000.

The Appellant will be notified by mail of the Board's decision.

11:45 AM James Gildart 109 Emerald Glen Ln, Salem, CT 06420 860-949-8122
List Number: 70162 2000 Toyota Camry

Appellant claim:

- Assessment of vehicle too high.

The assessor valued the clean retail value on the vehicle is \$5800; the vehicle has 140,000 miles. It is a "Rebuilt" status on the deed.

The Appellant will be notified by mail of the Board's decision.

12:30 PM James Savalle 289 Buckley Road, Salem, CT 06420 860-859-2221
List Number: 400171 Personal Property

James Savalle was sworn in by R. Green.

Appellant claim:

- The assessment doubled for the same personal property that was claimed for in the past.

The paperwork was clarified by the appellant.

The new assessed value will be \$665. (70% of \$950, amount that was on the personal property claim form.)

The Appellant will be notified by mail of the Board's decision.

12:45 PM Edwina Callaghan SNA-Z-Spot, 400 Old Colchester Rd, Salem, CT 06420
List Number: 42017 Personal Property (Camper/Porch)

Edwina Callaghan was sworn in by R. Green.

Appellant claim:

- The assessment on the camper and porch is too high.

The unit is scheduled for demolition; claims the assessed value is too high.

The Appellant will be notified by mail of the Board's decision.

1:00 PM Edwina Callaghan SNA-Z-Spot, 400 Old Colchester Rd, Salem, CT 06420
List Number: 42019 Personal Property (Porch)

Appellant claim:

- The assessment increased from last year; assessment for porch is too high.

The Board will eliminate the trailer and reduce the value to the 2012 assessment.

The Appellant will be notified by mail of the Board's decision.

1:15 PM Edwina Callaghan SNA-Z-Spot, 400 Old Colchester Rd, Salem, CT 06420
List Number: 42020 Personal Property (Outbuilding)

Appellant claim:

- No changes have been made to the building; assessment has increased.

Appellant stated it an old summer cottage and is used for storage; 10 x 14 wood structure. Value at approximately \$1000.

The Appellant will be notified by mail of the Board's decision.

1:30 PM Edwina Callaghan SNA-Z-Spot, 400 Old Colchester Rd, Salem, CT 06420
List Number: 492095 Personal Property (Camper)

Appellant claim:

- The camper was not in the park last summer (2013); it had been removed and did not belong to Edwina.

The Appellant will be notified by mail of the Board's decision.

1:45 PM Edwina Callaghan SNA-Z-Spot, 400 Old Colchester Rd, Salem, CT 06420
List Number: 43004 Personal Property (Camper)

Appellant claim:

- Increase of assessment from last year; there is no trailer only a porch; value of \$950.00

The Board will eliminate the trailer from the assessment and reduce the value to the 2012 assessment.

The Appellant will be notified by mail of the Board's decision.

The hearing adjourned at 2:30 PM.

Respectfully submitted,
Diane Weston
Recording Secretary